



PLANNING AGENCY Township of Douglass, Montgomery County

1320 East Philadelphia Avenue, Gilbertsville, Pennsylvania 19525

Area Code 610 - 367-6062

FAX 610 - 367-7124

May 12th, 2022

1. Call the meeting to order
2. Pledge of Allegiance
3. Minutes from the April 14th, 2022 Planning Agency Meeting.
 - a. Additions, corrections and motion for approval.
4. Zoning Hearing Board Applications (P/A can recommend support, non-support or no recommendations to ZHB)
(Hearing date will be Monday June 13th, 2022 starting at 5:30pm)
 1. 265 Middle Creek Rd, Floodplain Conservation District Streambank Restoration Project
 2. Buckley, Meadow Drive – over allowable accessory building coverage
 3. Davis, Walter Drive – over allowable accessory building coverage
5. Subdivision and Land Development
 - a. Quigley Bus Service – (Land Use Appeal Pending)
 - b. Keystone/Hallowell Cluster – Phase I (15 Lots) approved site work continuing, Phase II&III Final Plan/Waiver to BOS.
 - c. Wynstone Subdivision – New Hanover Township, Revised L. D. Plan Submitted to N.H.T. for review.
 - d. Minister Creek LP – Mixed use project – (No New Information)
 - e. Holly Road – Neighborhood mixed use on 52 acres. Preliminary Plan Approval, Final Plan process to start.
 - f. 650 Englesville Road, Rolph Graf – R-3 Zoning, Revised Plan Submittal Pending.
 - g. Rotelle Builders – Buchert Road Kelly Acres. Preliminary Plan & Waiver recommendation to BOS.
 - h. Cobblestone Commons Rt. 73 13 acres CC Convenience Commercial – Zoning Text Amendment
 - i. Dienno Tract – R-1 Hallowell Rd/Oberholtzer Rd, 41 acres – Awaiting Preliminary Plan Submittal.
 - j. 1627 Swamp Pike - R-2 Limited Office/Residential Overlay, sketch plan #2 submitted for review.
 - k. 2022 Model Stormwater Management Ordinance – Pennoni & Staff will start review for compliance.
 - l. Grosser Rd/Rt.100 Medical Facility – Embree/Landcore Preliminary Plan, reviews pending.
6. Workshop Items
(ACTIVE)
 - a. Signage/Lighting – Workshop scheduled 5/12//2022 @ 6pm
 - b. Zoning/SALDO Updates (Codification in process, organization, analysis, numbering of codes)
7. Pottstown Regional Planning Commission Update
8. A.S.A. - P/A Recommendation required for 2 farms to be included in Agricultural Secure Area (ASA)
 - a. Renninger Farm, Congo-Niantic Rd – 20 acres
 - b. Moser Farm, Weller Rd – 31 acres
9. Public Comment
10. Deadline Dates for Subdivision Submittals:
 - I. Cobblestone Commons – Indefinite
 - II. Quigley Bus Service – (Land Use Appeal Pending)
 - III. Holly Road – Preliminary Plan Approval – Final Plan Submission Pending
 - IV. Rotelle – Final Plan Submission Pending
 - V. 650 Englesville Rd – Revised Plan Submittal Required
 - VI. Embree Medical – August 2022
11. Adjournment

NEXT MEETING DATE THURSDAY JUNE 9TH, 2022

May 12th, 2022 Page 1

The meeting of the Douglass Township Planning Agency was called to order at 7:01 P.M. Members in attendance were: Joe Richardson, Charles Rick, Don Bergstresser, Ed Reitz, Sara Carpenter, Kim Stouch, and Joan DiCicco. Also, in attendance were Solicitor Blake Dunbar, Allison Lee of Pennoni Engineering, Naomi Crimm from MCPC, Manager Pete Hiryak, Josh Stouch, and 9 residents/developers. The meeting room was arranged for modified social distancing regulations.

Mr. Reitz asked if there were any changes, corrections, or additions to the Planning Agency minutes of April 14th, 2022. No changes, corrections, or additions were given.

A motion was made by Ms. Carpenter, seconded by Ms. DiCicco to recommend approval of the April 14th, 2022 Planning Agency minutes. Richardson-Aye, Rick-Aye, Bergstresser-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

Zoning Hearing Board– 265 Middle Creek Rd, Floodplain Conservation District Streambank Restoration Project – variance required for excavation in floodway area. Mr. Rally gave a brief overview of the proposal stating that they are receiving funding from the PA Turnpike Commission for the restoration of streams and floodplains for easements purchased at 265 Middle Creek Road. The plan is to reshape for stability, planting natural trees & shrubs, and removing evasive plants, the project would involve 43 acres out of the 85 total acres on this property. Have received all permits except for Townships approval, would like recommendation of support from P/A for zoning hearing on June 13th, 2022. Ms. Lee agrees with the moving forward with this project.

A motion was made by Mr. Reitz, seconded by Ms. Stouch to recommend support to the Board of Supervisors and the Zoning Hearing Board for the 265 Middle Creed Road Floodplain Conservation District Streambank Restoration Project. Richardson-Aye, Rick-Aye, Bergstresser-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

Zoning Hearing Board – Buckley, 50 Meadow Drive – overage on allowable accessory building coverage. Variance request is for additional permitted accessory building coverage for an in-ground pool and deck. The improvements if allowed, will not alter the essential character of the neighborhood, will not cause water runoff to other properties, and the applicant has asked for a minimum of 7.9% additional allowable coverage.

A motion was made by Ms. Carpenter, seconded by Mr. Reitz to recommend support to the Board of Supervisors and Zoning Hearing Board of a variance request for additional accessory building coverage of 7.9% to allow an in-ground pool & deck at 50 Meadow Drive subject to compliance with storm water plan & permit approval by the Township, no water/drainage is to affect neighboring properties. Richardson-Aye, Rick-Aye, Bergstresser-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

Zoning Hearing Board – Fritz, 120 Walter Drive – overage on allowable accessory building coverage. Variance request is for additional permitted accessory building coverage for an in-ground pool.

A motion was made by Ms. Carpenter, seconded by Mr. Bergstresser to recommend support to the Board of Supervisors and Zoning Hearing Board of a variance request for additional accessory building coverage to allow installation of an in-ground pool at 120 Walter Drive subject to compliance with storm water plan & permit approval by the Township, no water/drainage is to affect neighboring properties. Richardson-Aye, Rick-Aye, Bergstresser-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

Subdivisions and Land Developments

Quigley Bus Service – (Land Use Appeal Pending)

Keystone/Hallowell Cluster- Phase 1 (15 Lots) approved site work continuing, Phase II (5 Lots) & Phase III (72 Lots) Final Plan/Waiver to BOS.

Wynstone Subdivision – New Hanover Township, Revised L.D. Plan Submitted to NHT for review.

Minister Creek LP – Mixed use project (No New Information)

Holly Road – Neighborhood mixed use on 52 acres. Preliminary Plan Approval, Final Plan process to start.

650 Englesville Road, Rolph Graf – Rolph Graf – R-3 Zoning, Revised Plan Submittal Pending.

Rotelle Builders – Buchert Road Kelly Acres. Preliminary Plan & Waiver recommendation to BOS.

Cobblestone Commons Rt. 73 (13 acres) CC Convenience Commercial – Zoning Text Amendment needed.

Diunno Tract – R-1 Hallowell Rd/Oberholtzer Rd, 41 acres – Awaiting Preliminary Plan Submittal.

1627 Swamp Pike – R-2 Limited Office/Residential Overlay, sketch plan #2 submitted for review.

2022 Model Stormwater Management Ordinance – Pennoni & Staff will start review for compliance.

Grosser Rd/Rt.100 Medical Facility, Embree Landcore Preliminary Plan – reviews pending.

Workshop Items

(ACTIVE)

- a. Signage/Lighting – Tonight’s workshop discussion was on lighting and signage. No Workshop in June.
- b. Zoning/SALDO Updates (Codification in process, organization, analysis, numbering of codes)

(INACTIVE)

- c. Green Building Ordinance
- d. Revitalization

Pottstown Metro Regional Planning Commission Update – Mr. Hiryak commented that we received a grant for playground equipment for the 2 to 5-year-old age bracket in the amount of \$25,000 with a \$6,000 in kind match to improve our parks. A review of the Rt. 100 Hospital plan will be coming up.

ASA – P/A recommendation required for 2 farms to be included in the Agricultural Secure Area. Two farms have applied for inclusion into the Agricultural Secure Area. Both farms met the criteria required to be included into ASA. The Montgomery County Planning Commission recommended both farms be added to ASA in a letter dated February 23rd, 2022 and the Douglass Township Agricultural Secure Area unanimously recommended both farms be added to ASA at a meeting on May 9th, 2022. A recommendation is needed by the Planning Agency for the Board of Supervisors approval by Resolution on May 16th, 2022.

A motion was made by Mr. Reitz, seconded by Ms. Carpenter to recommend approval to the Board of Supervisors for the addition of the Renninger Farm, located at 135 Congo-Niantic Rd consisting of 20 acres, into the Agricultural Secure Area. Richardson-Aye, Rick-Aye, Bergstresser-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

A motion was made by Mr. Reitz, seconded by Mr. Bergstresser to recommend approval to the Board of Supervisors for the addition of the Moser Farm, located in the vicinity of 222 Weller consisting of 31 acres, into the Agricultural Secure Area. Richardson-Aye, Rick-Aye, Bergstresser-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

Public Comment

Mr. Updegrave asked if inclusion in the ASA make these farms tax exempt, Mr. Hiryak stated that ASA lands are taxed at a lower rate, it does not make the property tax exempt. Basically, ASA protects these lands from nuisance complaints (odors, farming equipment noise, etc.) so they can continue normal farming operations. This is also the next step to permanently preserve these two farms.

Deadline Dates for Subdivision Submittals:

- I. Cobblestone Commons – Indefinite.
- II. Quigley Bus Service – (Land Use Appeal Pending)
- III. Holly Road – Preliminary Plan Approval - Final Plan Submission Pending
- IV. Rotelle – Final Plan Submittal Pending
- V. 650 Englesville Rd – Revised Plan Submittal Required.
- VI. Embree Medical – August 2022

A motion was made by Ms. Carpenter, seconded by Mr. Reitz to adjourn the meeting at 7:32pm. Richardson-Aye, Rick-Aye, Bergstresser-Aye, Reitz-Aye, Carpenter-Aye, Stouch-Aye, and DiCicco-Aye. Motion passed.

The next Planning Agency Meeting will be held on June 9th, 2022

Respectfully submitted by,
Marcy Meitzler